



City of Seattle

Gregory J. Nickels, Mayor
Department of Planning and Development
D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 2400110
Applicant Name: Julie LeDoux
Address of Proposal: 5949 24th Avenue S

SUMMARY OF PROPOSED ACTION

Master Use Permit to subdivide one parcel into two parcels of land. Proposed parcel sizes are: A) 4,723.9 sq. ft. and B) 5,023.8 sq. ft.. Existing structures to be demolished.

The following approval is required:

Short Subdivision – To subdivide one existing parcel into two parcels of land.
(Chapter 23.24, Seattle Municipal Code).

SEPA DETERMINATION: ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS

☐ DNS with conditions

☐ DNS involving non-exempt grading or demolition or
involving another agency with jurisdiction.

BACKGROUND DATA

Site Description

This 9,750.7 sq. ft. site is located at the southwest corner of the intersection of 24th Avenue South and South Raymond Street, and is zoned SF5000. The site is developed with a single family residence with an accessory garage on the northwest portion of the lot. The site is not located in

a mapped or otherwise identified critical area, but has a moderate slope from the northeast corner down to the southwest corner with a difference in grade elevation of approximately six (5) feet. The abutting 24th Avenue South to the east and South Raymond Street to the north is improved with hard surface paved roadway but have no existing curbs, sidewalks and planting strip. The roadway pavement width on both streets meets the minimum sixteen (16) feet required in single family zones.

Development in the Vicinity

The existing development in the vicinity is single family residence on lots of varying sizes. 24th Avenue South runs north-south and is a main residential access street in the area and South Raymond Street runs west from 24th Avenue South and dead ends approximately fifty (50) feet past the proposal site. Both streets have an existing right-of-way width of thirty (30) feet, and do not meet the forty (40) feet minimum required by Code for existing streets in single family zones.

Proposal Description

The proposal is to short subdivide one platted lot into two parcels. Each parcel would have the following areas: Parcel A) 4,723.9 sq. ft. and Parcel B) 5,023.8 sq. ft. Vehicular access to Parcel A would be from 24th Avenue South or South Raymond Street, and vehicular access to Parcel B will be from South Raymond Street.

Public Comments

No comment letters were received during the comment period which ended February 18, 2004. However, one telephone call was received inquiring about the abutting streets, whether a dedication of property for street right-of-way purposes is required.

ANALYSIS – SHORT SUBDIVISION

Pursuant to SMC 23.24.040, no short plat shall be approved unless all of the following facts and conditions are found to exist:

1. *Conformance to the applicable Land Use Code provisions;*
2. *Adequacy of access for vehicles, utilities and fire protection as provided in Section 23.53.005, Access to lots;*
3. *Adequacy of drainage, water supply and sanitary sewage disposal;*
4. *Whether the public use and interest are served by permitting the proposed division of land;*

5. *Conformance to the applicable provisions of Section 25.09.240, Short subdivisions and subdivisions in environmentally critical areas;*
6. *Is designed to maximize the retention of existing trees.*

Based on the information provided by the applicant, referral comments from Sewer and Drainage Section, Water and Fire Departments, Seattle City Light, and the review by the Land Use Planner, the following findings are made with respect to the above-cited criteria:

1. The proposed parcels would meet the minimum lot size requirements, with Parcel A meeting the 75%/80% rule per SMC 23.44.010 B, Lot Requirements; and Parcel B having more than the minimum required 5,000 square feet. Both parcels would provide adequate buildable lot area to meet applicable yard setbacks, lot coverage requirements, and other Land Use Code development standards.
2. Parcel A has street frontages on 24th Avenue South and South Raymond Street where access could be obtained. Parcel B has a street frontage on South Raymond Street only where access could be obtained. These streets in front of the site are improved with hard surface paved roadway but with no curbs, sidewalks and no planting strips. The existing right-of-way width for both streets does not meet the minimum required of forty (40) feet. However, SMC 23.54 D states that when one (1) or two (2) single family lots are proposed to be created, structures on the lots shall be designed to accommodate future street improvements. Therefore, a minimum structure setback (not a dedication of property) of five (5) feet, which is one-half of the difference between the existing and the required minimum width, would be required of any structure constructed on the parcels.

The Fire Department has reviewed, approved the proposal and indicated that it will allow adequate emergency vehicle access to both parcels. Seattle City Light has indicated that it does not require property rights or easements for this short plat and has approved the proposal.

3. An existing 8-inch public sewer (PS), combined storm and sewer system, is available in 24th Avenue South and South Raymond Street to receive storm and sewer discharge from both proposed parcels. Method of drainage control and sanitary sewer discharge will be determined during the review of the building permit application.

The Seattle Public Utilities (SPU) has reviewed and issued a Water Availability Certificate for both parcels and indicated that it will be served by the existing 8-inch water main in 24th Avenue South.

4. The proposed subdivision meets the minimum provisions of the Seattle Land Use Code. It will have adequate access for vehicles, utilities and fire protection, including adequate drainage and sanitary sewer disposal, and water supply. The proposal meets all applicable criteria for approval of a short plat as discussed in this analysis and decision. The public use and interest are served by permitting the proposed subdivision of land.

5. The proposal site is not located in an environmentally critical area.
6. The proposed Parcel A has one existing tree near the southeast corner of the site, while the proposed Parcel B has none. Any new development on sites is subject to the applicable provisions of SMC 23.44.008.I, Tree Requirements.

DECISION-SHORT SUBDIVISION

The short plat is **CONDITIONALLY GRANTED.**

CONDITIONS-SHORTSUBDIVISION

Prior to recording:

The owner(s) and/or responsibly party(s) shall;

1. Have the final recording documents prepared by or under the supervision of a Washington State licensed land surveyor. Each parcel, lot, or tract created by the short subdivision shall be surveyed in accordance with the appropriate State statutes. The property corners set shall be identified on the plat and the encroachments such as side yard easements, fences or structures shall be shown. All existing structures, principal or accessory, shall be shown on the face of the plat and their distances to the proposed property lines dimensioned.

Conditions of Approval Following Recording:

Prior to issuance of any building permit;

1. The owner(s) and/or responsible party(s) shall attach a copy of the recorded short subdivision to all permit application plans for any application permit to construct, demolish or change of use.

Signature: _____ (signature on file) Date: May 13, 2004
Edgardo R. Manlangit, Land Use Planner
Department of Planning and Development
Land Use Services

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